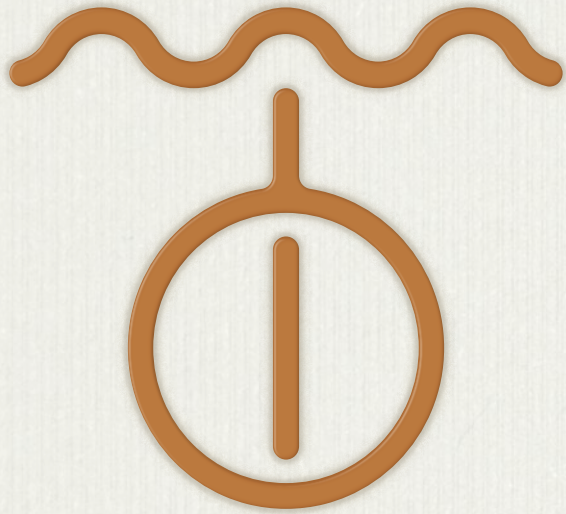


MERIDIAN



UNION ROW • ABERDEEN • AB10 1SA





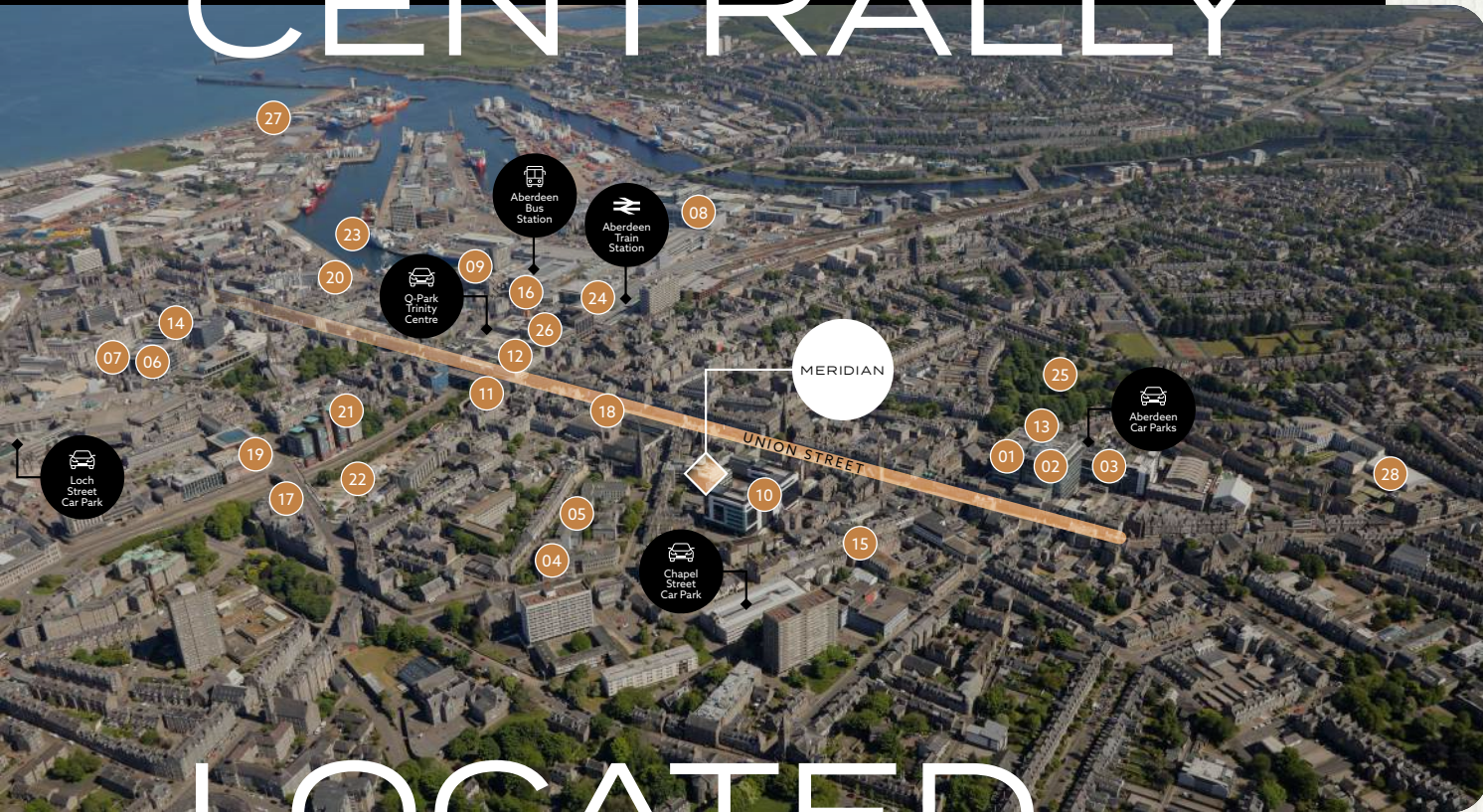
FULLY REFURBISHED

**Space available
from 4,608 sq ft
to 39,613 sq ft**

Following an extensive refurbishment Meridian provides outstanding contemporary office suites in a landmark building.



CENTRALLY



LOCATED

Meridian is prominently located in the heart of Aberdeen city centre.

With visibility from Union Street, the building offers both a strong profile and a wide selection of amenities on its doorstep. Its central location offers convenient access to all forms of public transport with bus services running along Union Street and Aberdeen bus and train stations both within a short walk. The surrounding area is also home to numerous well known organisations attracted by the first class transport, retail and leisure facilities that the area provides.

NEIGHBOURING OCCUPIERS

- 01 PwC / Kellas Midstream / Xodus / Orega / Ryden / RSM
- 02 Shell / NEO Energy
- 03 COSL / Spirit Energy / Flotation Energy
- 04 Dana Petroleum
- 05 Care Inspectorate / Proactis HM Court Services /
- 06 NSTA / KPMG / Burness Paul / RBS / EY / Chevron / NHS / Aberdeen Journals / Spaces / CBRE / Wallace Whittle / NSMP
- 07 Aberdeen City Council
- 08 EnQuest / Worley / 360 Energy / Bumi Armada / OEUK
- 09 CNR
- 10 Deloitte LLP

HOTELS

- 11 Mercure Aberdeen Caledonian
- 12 Travelodge
- 13 Park Inn
- 14 Residence Inn by Marriott
- 15 Holiday Inn Express
- 16 Leonardo Hotel

LEISURE

- 17 His Majesty's Theatre
- 18 Music Hall
- 19 Aberdeen Art Gallery
- 20 PureGym
- 21 The Belmont Cinema
- 22 Union Terrace Gardens
- 23 Aberdeen Harbour
- 24 Union Square
- 25 Bon Accord Terrace Gardens
- 26 Trinity Centre
- 27 Aberdeen Beach Front
- 28 Nuffield Health Fitness & Wellbeing Gym



DRIVE TIMES

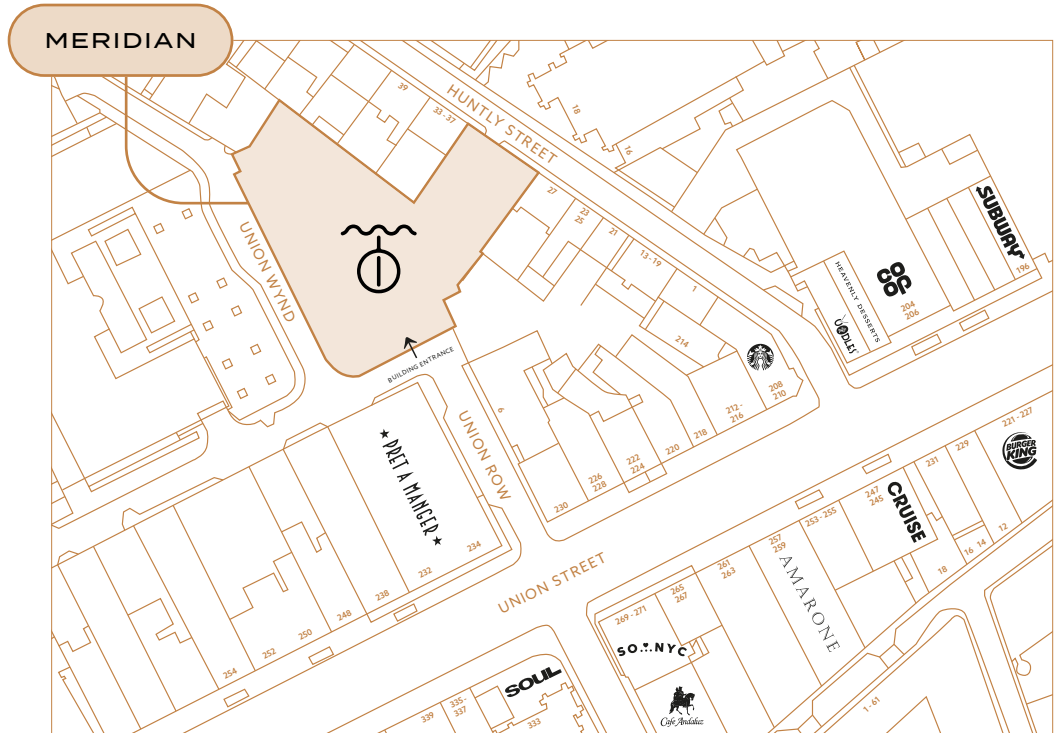
Aberdeen Airport	20 Minutes
Dundee	1 Hours 15 Minutes
Inverness	2 Hours 40 Minutes
Edinburgh	2 Hours 40 Minutes
Glasgow	3 Hours 15 Minutes



LIVE LIKE A LOCAL

When you choose Meridian you'll have access to an outstanding array of local amenities.

Whether it's restaurants, bars, coffee shops or convenience shopping, it's all on offer when you step out the door. Retail and leisure provision is excellent with nearby shopping centres featuring a host of well-known brands and high street names.





A SENSE OF ARRIVAL

The comprehensively upgraded and refurbished entrance at Meridian delivers an impressive sense of arrival. On entering the building the manned reception area with its feature wall, state of the art lighting and contemporary furniture creates a welcoming ambience.



EACH FLOOR BENEFITS
FROM A MODERN
REFURBISHMENT TO
CREATE BRIGHT AND
ATTRACTIVE WORKSPACES.

FEATURES & SPECIFICATION



Flexible open plan office suites



Double height reception/atrium area



Carpeted raised access flooring



Metal suspended ceiling incorporating LED lighting



New heating and cooling system



2 x 8 person passenger lifts



High quality male/female and accessible toilets



Modern shower facilities



SCHEDULE OF ACCOMMODATION



4th

5,143 sq ft

SUITE A

5,143 sq ft

SUITE B

FRP

3rd

10,044 sq ft

SUITE A

5,334 sq ft

SUITE B

4,710 sq ft

2nd

10,125 sq ft

SUITE A

5,349 sq ft

SUITE B

4,776 sq ft

1st

9,693 sq ft

SUITE A

4,847 sq ft

SUITE B

4,846 sq ft

Grd

4,608 sq ft

SUITE A

NSPCC

SUITE B

4,608 sq ft

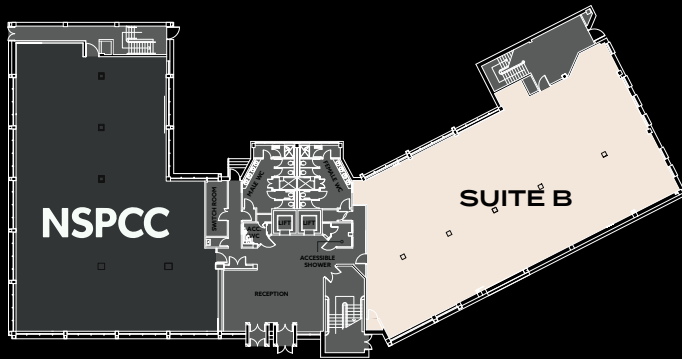
TOTAL

39,613 sq ft



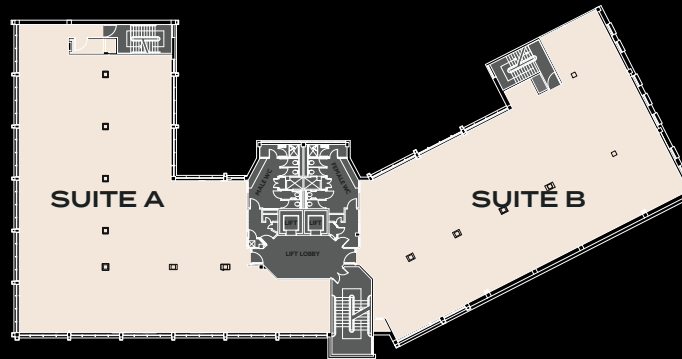
GROUND FLOOR 4,608 sq ft

Suite B: 4,608 sq ft / 6 Parking Spaces



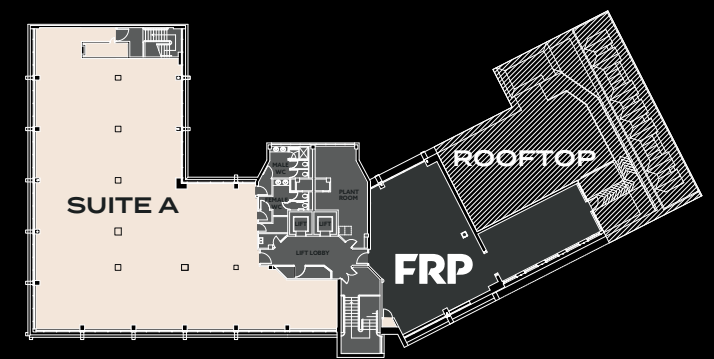
SECOND FLOOR 10,125 sq ft

Suite A: 5,349 sq ft / 7 Parking Spaces
Suite B: 4,776 sq ft / 6 Parking Spaces



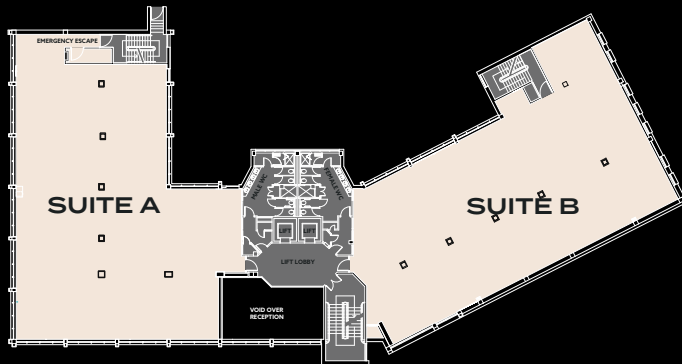
FOURTH FLOOR 5,143 sq ft

Suite A: 5,143 sq ft / 7 Parking Spaces



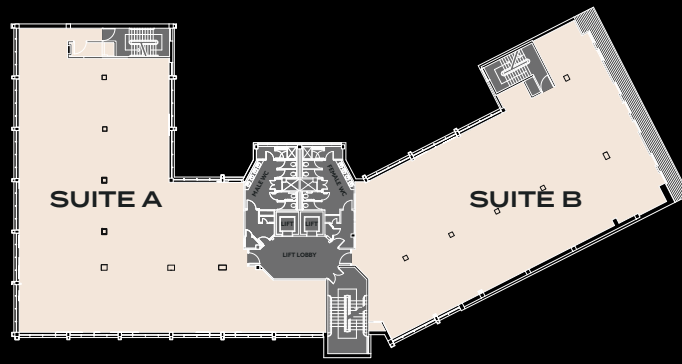
FIRST FLOOR 9,693 sq ft

Suite A: 4,847 sq ft / 6 Parking Spaces
Suite B: 4,846 sq ft / 6 Parking Spaces

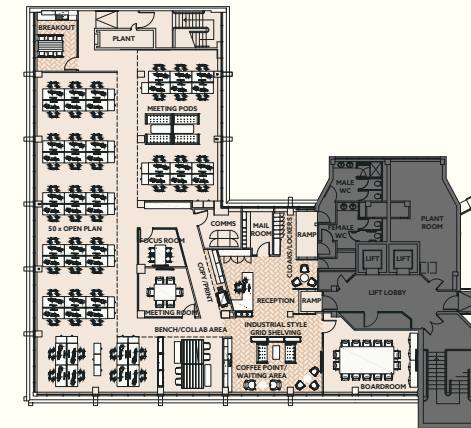


THIRD FLOOR 10,044 sq ft

Suite A: 5,334 sq ft / 7 Parking Spaces
Suite B: 4,710 sq ft / 6 Parking Spaces



INDICATIVE SPACE PLAN



Fourth Floor Suite A

5,143 sq ft (477.8 sq m)

- 50 x Open Plan Desk
- 1 x 14 Person Boardroom
- 1 x 6 Person Meeting Room
- 1 x 4 Person Focus Room
- 1 x Copy/Print Area
- 1 x Collaboration Area
- 1 x Reception & Waiting Area
- 1 x Staff Kitchen/Breakout
- 1 x Comms Room

'Plug and Play' options may be available, subject to agreement of terms.

Provided by Space Solutions.



MERIDIAN

UNION ROW · ABERDEEN · AB10 1SA



Business Rates

Any occupier will be responsible for payment of local authority Business Rates. An indicative Rateable Value can be provided upon request.

EPC

The building has an EPC rating of B.

VAT

All figures quoted are exclusive of VAT.

Lease Terms

Flexible lease terms available.

Service Charge

Common area repair, maintenance and servicing will be recharged by way of a service charge. A service charge budget can be provided upon request.

Legal Costs

Each party will be responsible for their own legal costs with the ingoing tenant being responsible for any LBTT and Registration Dues.

Rent

Rent on application.

Further Information

For further information please contact the joint agents:



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